



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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April 28, 2005

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for abatement of public nuisance at the following locations:

5234 North Donna Beth Avenue, Azusa  
4225 Woolwine Drive, Los Angeles  
4098 East Whittier Boulevard, Los Angeles  
1126 Willow Avenue, La Puente  
609 South La Verne Avenue, Los Angeles  
1247 South Ditman Avenue, Los Angeles  
1310 East 69th Street, Los Angeles

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Title 26 of the Los Angeles County Code, the Building Code, provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99. The Building Code also provides for a Building Rehabilitation Appeals Board, appointed by your Board, for the purpose of hearing appeals on matters concerning public nuisances.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance by the County. However, your Board adopted modified procedures which delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

### **Implementation of Strategic Plan Goals**

This action meets the County's Strategic Plan Goals of Service Excellence and Children and Families' Well-Being as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions which constitute a public nuisance. It will require a substandard structure be rebuilt to Code or demolished, the repair and/or demolition of substandard structures, and the removal of trash, junk, debris, inoperable vehicles, and overgrown vegetation from private property.

### **FISCAL IMPACT/FINANCING**

No negative fiscal impact or increase in net County cost.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 5234 North Donna Beth Avenue, Azusa**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by May 20, 2005, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by May 20, 2005, and maintained closed thereafter. (c) That the structure(s) be repaired per noted defects or demolished by June 10, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.\*
3. The building is fire damaged.
4. Doors and windows are broken.
5. The interior walls in the bedroom are damaged.
6. The ceiling joists in the bedroom are damaged.
7. The detached garage is open and unsecured.
8. Electrical wiring in the interior is unsafe due to fire damage.
9. The premises contain attractive nuisances dangerous to children, i.e., abandoned or broken equipment, overgrown vegetation, and junk.

**\*The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 4225 Woolwine Drive, Los Angeles**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the property be cleared of all excessive vegetation by May 20, 2005, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.
3. Trash and junk scattered about the premises.

**ADDRESS: 4098 East Whittier Boulevard, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 20, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 20, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances dangerous to children in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 1126 Willow Avenue, La Puente**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the demolition of the structure(s) be completed by May 20, 2005. (b) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation by May 20, 2005, and maintained cleared thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation, weeds, junk, and debris constituting an unsightly appearance or a danger to public safety and welfare.

3. Portions of the exterior walls and wall covering are fire damaged and deteriorating.
4. Doors and windows are broken.
5. The roof covering is fire damaged and deteriorating.
6. The roof is fire damaged and deteriorating.
7. The roof supports are inadequate.
8. Portions of the floor and flooring are fire damaged and deteriorating.
9. Portions of the interior wall and wall covering are fire damaged.
10. Portions of the ceiling joist and covering are fire damaged and inadequate to support the ceiling and roof loads.
11. The required heating appliance is fire damaged and hazardous.
12. The electrical service is hazardous and noncomplying due to fire damage.
13. Electrical wiring is unsafe due to fire damaged conductors.
14. The building lacks hot and cold running water to the required plumbing fixtures.
15. The water heater is noncomplying.
16. The building's lavatory, water closet, bath facility, kitchen sink, and laundry tray or standpipe are noncomplying, fire damaged, and insanitary.
17. Portions of the waste, vent, gas, and water piping are noncomplying, fire damaged, and insanitary.
18. Miscellaneous articles of personal property are scattered about the premises.
19. Attractive nuisances dangerous to children in the form of an open excavation, abandoned or broken equipment, neglected machinery, refrigerators, freezers, tires, boxes, and cans.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 609 South La Verne Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property by May 20, 2005, and maintained cleared thereafter. (b) That the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed by May 20, 2005.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. An attractive nuisance dangerous to children in the form of abandoned or broken equipment.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Garbage cans stored in front or side yards and visible from public streets.
7. Trailers, boats, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.
8. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 1247 South Ditman Avenue, Los Angeles**

**FINDING AND ORDERS:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) That the property be cleared of all excessive vegetation by May 20, 2005, and maintained cleared thereafter. (b) That the structure(s) be closed to prevent unauthorized entry by May 20, 2005, and maintained closed thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.
4. Overgrown vegetation, weeds, and debris constituting an unsightly appearance or a danger to public safety and welfare.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 1310 East 69th Street, Los Angeles**

**FINDING AND ORDER:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: That the structure(s) be rebuilt to Code or demolished by May 20, 2005. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken windows constituting hazardous conditions and inviting trespassers.



3. Weeds and debris constituting an unsightly appearance or a danger to public safety and welfare.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash and junk scattered about the premises.
7. Garbage cans stored in side yards and visible from public streets.
8. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring property so as to interfere with the comfortable enjoyment of life and property.

At such time as this recommendation is adopted, please return an approved copy of this letter to Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

TEG:hq  
P:REHAB/BOARDLET/FO1

cc: Chief Administrative Office  
County Counsel